

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

107/9 Darling Street, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$589,000

### Median sale price

Median price

\$570,000

Property Type

Unit

Suburb

South Yarra

Period - From

14/11/2018

to

13/11/2019

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

|   | Address of comparable property     | Price     | Date of sale |
|---|------------------------------------|-----------|--------------|
| 1 | 709/1 Roy St MELBOURNE 3004        | \$590,000 | 20/09/2019   |
| 2 | 1908/3 Yarra St SOUTH YARRA 3141   | \$580,000 | 28/06/2019   |
| 3 | 902/35 Malcolm St SOUTH YARRA 3141 | \$570,000 | 11/09/2019   |

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

14/11/2019 16:19



2 1 1

**Property Type:** Strata Unit/Flat  
**Land Size:** 68+7 (approx.) sqm  
approx

Agent Comments

**Indicative Selling Price**

\$589,000

**Median Unit Price**

14/11/2018 - 13/11/2019: \$570,000

## Comparable Properties



**709/1 Roy St MELBOURNE 3004 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$590,000

**Method:** Private Sale

**Date:** 20/09/2019

**Property Type:** Apartment



**1908/3 Yarra St SOUTH YARRA 3141 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$580,000

**Method:** Private Sale

**Date:** 28/06/2019

**Rooms:** 3

**Property Type:** Apartment



**902/35 Malcolm St SOUTH YARRA 3141 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$570,000

**Method:** Private Sale

**Date:** 11/09/2019

**Rooms:** 4

**Property Type:** Apartment

**Land Size:** 14533 sqm approx